

<b>§10.2 – SCHEDULE of REQUIRED OFF-STREET PARKING</b>	
<b>USE</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>
<b>Accessory Drive-Through</b>	See §6.1.3.
<b>Agriculture / Farms</b>	
<i>Agriculture / Farm</i>	Subject to Commission determination based on facilities involved.
<i>Farm Stores (accessory to Farm)</i>	See Retail.
<i>Seasonal Farm Store (accessory to Farm)</i>	1.0 space per 1,000 sq. ft. GFA.
<b>Arborist</b>	4.0 spaces per 1,000 sq. ft. of office GFA; plus 1.0 space per field employee peak shift of 3.0 spaces per facility vehicle, whichever is greater.
<b>Art Studio / Gallery</b>	See Retail.
<b>Automobile Body Shop</b>	3.0 spaces plus 5.0 spaces per service bay; service bay is not a parking space.
<b>Automobile Service Shop</b>	3.0 spaces plus 5.0 spaces per service bay; service bay is not a parking space.
<b>Automobile Sales</b>	1.0 space per 250 sq. ft. GFA of principal sales area/offices; plus 1.0 space for each 7,000 sq. ft. of outside display area; plus 5.0 spaces per service bay, to be provided in areas clearly reserved for customers and employees. Outside display area to include specified spaces and aisles.
<b>Bank</b>	See Retail.
<b>Boat, Camper, RV, Trailer Sales/Service</b>	See Automobile Sales and Automobile Service Shop.
<b>Brew Pub</b>	1.0 space for every 200 sq. ft. GFA of that portion of the premises for patron functions (where not operated as a restaurant or other food related use); plus 1.0 space per 600 sq. ft. GFA of that portion of the premises for the administrative, manufacturing, containerization and storage operations.
<b>Car Wash (retail) – Automatic and Self-Service Facilities Fully Within Enclosed Building with Recycled Water</b>	0.75 spaces per employee peak shift. Vacuum, detailing and other dedicated services to be provided separate from parking. See also §6.1.3.
<b>Cemeteries</b>	Subject to Commission determination based on facilities involved; plus 1.0 space per 1,000 sq. ft. GFA of facility office/maintenance.
<b>Club</b>	
<i>County Club (swim, tennis, golf)</i>	1.0 space for every four (4) persons of the rated capacity.
<i>Health Club / Spa</i>	1.0 space for every four (4) persons of the rated capacity.
<i>Fraternal Organization</i>	1.0 space for every four (4) persons of the rated capacity.

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<b>Commercial Vehicle Facility</b>	1.0 space per fleet vehicle; plus 1.0 space per 300 sq. ft. GFA administrative offices/dispatch facilities.
<b>Community-Wide Event</b>	See §6.10
<b>Conservation / Open Space</b>	Subject to Commission determination based on facilities involved.
<b>Contractor’s / Building Trades Establishment</b>	4.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per facility vehicle.
<b>Day Care Services</b>	
<i>Adult Day Care Center</i>	1.0 space for each employee (including all management, administrative, care givers, teachers and maintenance personnel); plus 1.0 space for every five (5) persons of licensed capacity.
<i>Child Day Care Center</i>	1.0 space for each employee (including all management, administrative, care givers, teachers and maintenance personnel); plus 1.0 space for every five (5) persons of licensed capacity.
<i>Family Day Care Home</i>	1.0 space for each employee (including all management, administrative, care givers, teachers and maintenance personnel); plus 1.0 space for every five (5) persons of licensed capacity.
<i>Group Day Care Homes</i>	1.0 space for each employee (including all management, administrative, care givers, teachers and maintenance personnel); plus 1.0 space for every five (5) persons of licensed capacity.
<b>Firewood Process Facilities</b>	1.0 space per 600 sq. ft. GFA; plus 1.0 space per 2,000 sq. ft. outside work areas; plus dedicated space for facility vehicles.
<b>Funeral Home or Mortuary</b>	13.0 spaces per 1,000 sq. ft. GFA.
<b>Gasoline Station</b>	3.0 spaces; plus 5.0 spaces per service bay. Service bay is not a parking space and additional parking shall be provided for accessory retail use per the requirements of these Regulations, except fifty percent (50%) of fuel pump spaces may be counted toward such additional required spaces}.
<b>Golf Course</b>	3.0 spaces for each green plus thirty-five (35%) of spaces otherwise required for any accessory uses (e.g., shops, food service).
<b>Home Based Business (accessory to single-family dwellings)</b>	See §8.2.3C.
<b>Home Occupation (accessory to single-family dwellings)</b>	1.0 space if includes a permitted non-resident employee.

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<b>Hospital</b>	1.0 space per three (3) beds; plus 4.0 spaces per 1,000 sq. ft. GFA for administrative offices/outpatient service facilities.
<b>Hotel</b>	1.25 spaces per guest room.
<b>Indoor (Non-Farm) Cultivation Facility</b>	1.0 spaces per 5,000 sq. ft. GFA
<b>Instructional (retail) – Martial Arts, Dance, Music, Learning Support, Painting/Pottery, or Similar</b>	See Retail.
<b>Landscaper</b>	4.0 spaces per 1,000 sq. ft. of office GFA; plus 1.0 space per field employee peak shift or 3.0 spaces per facility vehicle, whichever is greater.
<b>Laundromat, Dry Cleaners (retail and drop-off centers)</b>	See Retail.
<b>Manufacturing / Industrial</b>	
<i>Manufacturing, Processing and/or Assembly of Products where Conducted within Fully Enclosed Buildings</i>	1.0 space per 600 sq. ft. GFA.
<i>Business Service Facilities providing Supporting Services to Industrial and Business Uses, including Computer and Business Machine Service and Repair</i>	1.0 space per 600 sq. ft. GFA.
<b>Medical Clinic: Urgent Care Facility (no overnight), Radiology/Diagnostics Laboratory</b>	See Office, Medical and Dental.
<b>Medical Rehabilitation Facility</b>	1.0 space per bed for inpatient service facilities; plus 4.0 spaces per 1,000 sq. ft. GFA for administrative offices/outpatient service facilities.
<b>Mixed Use Landmark Property Development</b>	Based on specific use(s) involved – see those standards herein.
<b>Mobile Food Vendor</b>	See §6.12.
<b>Museum</b>	1.0 space per 300 sq. ft. GFA.
<b>Office, Medical and Dental</b>	6.0 spaces per 1,000 sq. ft. GFA.
<b>Office, General</b>	4.0 spaces per 1,000 sq. ft. GFA.
<b>Office, Professional</b>	4.0 spaces per 1,000 sq. ft. GFA.

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<b>Outdoor and Indoor Sales of Accessory Outdoor Amenities</b>	See Retail for building floor areas; plus 1.0 space per 1,000 sq. ft. for outdoor and/or indoor display/sales areas.
<b>Personal Services Business</b>	See Retail.
<b>Pet Day Care / Groomer Business</b>	See Retail.
<b>Place of Worship</b>	1.0 space for every four (4) persons of the rated capacity.
<b>Recreation Facilities, Indoor</b>	3.5 spaces per 1,000 sq. ft. GFA.
<b>Recreation Facilities, Outdoor</b>	
<i>Basketball Court</i>	10.0 spaces per court or 1.0 space for every four (4) spectator seats, whichever is greater.
<i>Gymnasium</i>	1.0 space for every four (4) spectator seats, including temporary seating.
<i>Park, Multi-use</i>	6.0 spaces per one (1) acre of land.
<i>Park, Natural</i>	Amount to be determined by the Commission based upon anticipated demand.
<i>Practice Fields/Athletic Fields</i>	20.0 spaces for every diamond or athletic field, or 1.0 space for every four (4) spectator seats, whichever is greater.
<i>Swimming Pool</i>	1.0 space per four (4) persons, based on design capacity of the pool.
<b>Research and Development Facilities, not involving Hazardous or Biological Materials Use, Storage or Disposal</b>	
<i>0 to 25,000 GFA</i>	5.0 spaces per 1,000 sq. ft. GFA
<i>Over 25,000 GFA</i>	4.0 spaces per 1,000 sq. ft. GFA.
<b>Residential</b>	
<i>Single-Family Dwelling</i>	2.0 spaces per unit with adequate driveway turnaround.
<i>Multi-Family, Studio</i>	1.0 space per unit with adequate driveway turnaround.
<i>Multi-Family, One-Bedroom</i>	1.5 spaces per unit with adequate driveway turnaround.
<i>Multi-Family, Two-Bedroom</i>	2.0 spaces per unit with adequate driveway turnaround.
<i>Multi-Family, Three-Bedroom or more</i>	2.0 spaces per unit with adequate driveway turnaround.

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<i>Multi-Family, Visitor Spaces (excluding Group Homes)</i>	0.5 space per unit.
<i>Multi-Family, Group Homes</i>	1.0 space for every family member or group home client; plus 1.0 space for every two (2) clients for visitor parking. Parking must be on-site and not within roadway.
<i>Age Restricted Attached Dwellings Units</i>	1.5 spaces per unit, plus 1.0 one visitor space for every five (5) dwelling units.
<i>Age Restricted Detached Dwelling Units</i>	2.0 spaces per unit; plus 1.0 visitor space for every two (2) dwelling units. All detached dwelling units shall have a two (2) car garage.
<i>Safe Homes</i>	2.0 spaces per unit with adequate driveway turnaround.
<i>Accessory Apartment</i>	See §6.9.1.
<i>Caretaker Residence</i>	2.0 spaces per unit.
<i>Residential Apartments above Commercial Uses</i>	Same as required for Multi-Family unit types.
<b>Restaurant and Food Related Uses</b>	
<i>Bakery, Wholesale</i>	1.0 space per 600 sq. ft. GFA.
<i>Bakery, Retail</i>	See Retail.
<i>Café</i>	10.0 spaces per 1,000 sq. ft. GFA, including outdoor seating areas.
<i>Caterer, Off-Premises (as the principal use)</i>	See Retail.
<i>Caterer, On-Premises (as the principal use)</i>	15.0 spaces per 1,000 sq. ft. GFA, including outdoor seating areas.
<i>Ice Cream Parlor (Yogurt Shop/Dairy Bar)</i>	See Retail.
<i>Outdoor Dining</i>	Same as associated restaurant.
<i>Restaurant, Full Service</i>	15.0 spaces per 1,000 sq. ft. GFA, including outdoor seating areas.
<i>Restaurant, Fast-Food</i>	13.0 spaces per 1,000 sq. ft. GFA, including outdoor seating areas.
<i>Retail Food Establishment</i>	
<i>Seating Capacity of 12 or less</i>	See Retail.

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<i>Seating Capacity of greater than 12</i>	13.0 spaces per 1,000 sq. ft. GFA, including outdoor seating areas.
<b>Retail Garden Center</b>	4.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<b>Retail Stores including Personal Service Businesses, General Retail, Instructional Retail, Grocery and Department Store</b>	
<i>0 to 25,000 GFA</i>	5.0 spaces per 1,000 sq. ft. GFA.
<i>Over 25,000 GFA</i>	4.0 spaces per 1,000 sq. ft. GFA.
<b>Riding Academies, Boarding Stables</b>	1.0 space per three (3) stalls.
<b>Schools, public and private</b>	
<i>Preschool, Nursery</i>	1.0 space per one (1) employee (including all management, administrative, care givers, teachers and maintenance personnel); plus 1.0 space for every five (5) students; plus adequate separate designated drop-off/pick-up area.
<i>Elementary or Middle</i>	1.5 spaces for each classroom; plus 1.0 space per 400 sq. ft. of office floor area; plus 1.0 space for every six (6) seats in an auditorium or gymnasium.
<i>Senior High</i>	1.5 spaces for each classroom; plus 1.0 space per 400 sq. ft. of office floor area; plus 1.0 space for every four (4) students of design capacity.
<i>Secondary, Vocational, Trade</i>	1.25 spaces per student capacity.
<i>Town of Monroe School Board of Education Offices (standalone facility)</i>	4.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<b>School Bus Parking Facility</b>	1.0 space per fleet vehicle; plus 1.0 space per 300 sq. ft. GFA administrative offices/dispatch facilities.
<b>Storage Uses</b>	
<i>Commercial Warehousing Contained Within Fully Enclosed Buildings</i>	1.0 space per 1,000 sq. ft. GFA.
<i>Temporary Storage of Carnival Rides</i>	Subject to Commission determination based on facilities involved.
<b>Theater (indoor for stage/movies)</b>	1.0 space per 30 sq. ft. in principal assembly area, or 1.0 space per four (4) seats, whichever is greater.

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<b>USE</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>
<b>Town of Monroe Governmental Non-School Administrative Facilities</b>	
<i>Offices</i>	4.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<i>EMS, Fire, Police Senior/Community Center Food Pantry</i>	3.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<i>Library</i>	2.5 spaces per 1,000 sq. ft. GFA.
<b>Town of Monroe Governmental Service Facilities: including but not limited to DPW Yard, Dog Pound, Transfer Station</b>	3.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<b>Town of Monroe Shooting Range</b>	3.0 spaces per 1,000 sq. ft. GFA; plus 1.0 space per accessory vehicle.
<b>Town of Monroe Communication Sites and Facilities</b>	2.0 spaces per facility compound.
<b>Veterinary Hospital</b>	See Retail.
<b>Wholesale and Distribution Centers, not including Automobiles or Boats</b>	1.0 space per 1,000 sq. ft. GFA; plus 4.0 spaces per 1,000 sq. ft. GFA administrative offices/dispatch facilities.
<b>All Other</b>	Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed above shall be determined by the Commission upon consideration of all factors and unique characteristics entering into the parking needs of such structures and uses. The Commission remains responsible for balancing the need for adequate parking with the need to avoid the negative environmental impacts of excess parking.